

Landowner Specific Narrative Summary
Susan K. Esther Trust

To date, ATXI has been unsuccessful in obtaining an easement from the Susan K. Esther Trust. Mrs. Susan K. Esther is the Trustee of the Trust, which owns two parcels totaling approximately 129 acres along the Meredosia to Ipava segment of the project in Schuyler County, Illinois. The parcels at issue have been designated internally as A_ILRP_MI_SC_008_ROW and A_ILRP_MI_SC_029_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, Mrs. Esther, her husband Mr. Joe Esther, or their attorney regarding acquiring an easement across the property on approximately 27 occasions, including 9 emails, 4 in person meetings, 2 letters, one from Sorling Northrup¹, 7 phonecalls and 5 voice mails for the parcel known A_ILRP_MI_SC_008_ROW. For the parcel known as A_ILRP_MI_SC_029_ROW, Ms. Esther, Mr. Esther or their attorney have been contacted, or attempted to contact on approximately 26 occasions, including 9 emails, 4 in-person meetings, 1 letter, 7 phone calls and 5 voicemails. Mrs. Esther is represented by Mr. Jordan Walker of Sever Storey.

Prior to retaining Mr. Walker, Mrs. Esther, and her husband Mr. Joe Esther, met with a land agent to review ATXI's initial offer on November 6, 2013. Mr. Esther indicated that he would be providing a counteroffer, and wanted to know if ATXI could separate the appraisal value of the two parcels due to the yield values of the two tracts. Mr. Esther also inquired about the ability to lease the parcels for hunting during construction and he was assured that any losses would be compensated. On December 17, 2013, Mr. Esther again met with the land agent to discuss a revised offer, and Mr. Esther stated he could provide bin receipts to show his yields were higher. The two talked again when the yields were adjusted per Mr. Esther's request. Mr. Esther and the land agent continued negotiations, but the level of compensation was an issue, as

¹ ATXI's condemnation counsel.

Landowner Specific Narrative Summary
Susan K. Esther Trust

Mr. Esther informally requested compensation seven times that of ATXI's initial offer of compensation.

On January 27, 2014, ATXI received a letter of representation from Mr. Jordan Walker. Please see Section IX of Mr. Rick Trelz's direct testimony (ATXI Exhibit 1.0) for a discussion of the negotiations with landowners represented by Mr. Walker. As discussed there, Mr. Walker has only permitted ATXI to negotiate with him with respect to one of his clients' properties, which belongs to Ms. Denise LaCroix (whose property is the subject of another eminent domain proceeding, Docket 14-0291). During negotiations with Ms. LaCroix in early February 2014, Mr. Walker informed ATXI that he was ending negotiations for all of the landowners he represents, including Ms. Esther.

However, in late March 2014, Mr. Walker informed ATXI (via the Company's condemnation counsel) that the Esthers were interested in finalizing negotiations for the parcel identified as A_ILRP_MI_SC_008_ROW as soon as possible because they planned to sell it. Mr. Walker provided ATXI with a counteroffer for that parcel, demanding ATXI pay approximately 40% more than its initial offer in damages to the remainder. The basis for this counteroffer, however, is a "study" not specifically related to the Esthers' property; rather it focused exclusively on one county in southwest Indiana. Mr. Walker also proposed revisions to the language of the easement concerning use of telecommunications, ingress to and egress from the easement area, and homestead rights. The parties addressed these language concerns in a proposed Confidential Settlement Agreement. On April 7, 2014, Mr. Walker informed ATXI that the Esthers wished to close the agreement on their financial terms. If the deal was not reached, the Esthers wished to rescind any offers of settlement and proceed to condemnation.

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Negotiations continued via phone calls between Mr. Walker and ATXI's condemnation attorneys, but no agreement was reached regarding compensation for the property.

Given the differences in positions regarding compensation, the parties are unlikely to reach agreement, and therefore eminent domain authority is necessary for this landowner.

Agent Checklist with Landowner

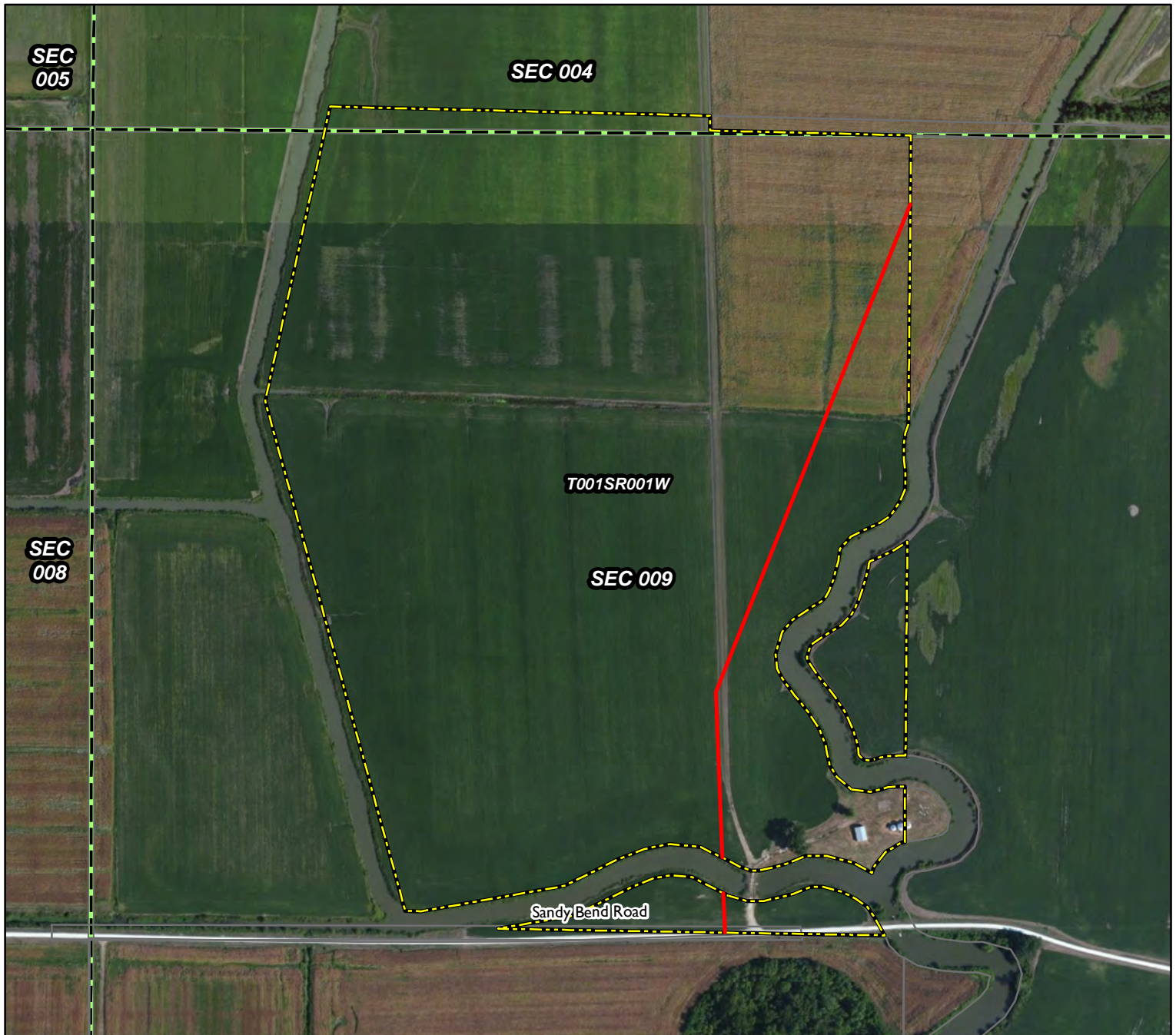
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/6 3pm ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Chutk Hong Christian K. Hollen Kamp ☒

Schuyler County, IL

NW of Section 9, Township 1 S, Range 1 W, Schuyler County, Illinois

Tax ID: 1709100002



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

— Route □ Adjacent Tracts
□ Tracts □ Section Boundary

0 165 330 660 990
Feet

Susan Esther

Tract No.:A_ILRP_MI_SC_008

Date: 5/8/2014

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/06/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☐
14. Agent Name (Print and Sign) Christopher Hollenkamp ☐

Schuyler County, IL

Schuyler, IL

Tax ID: 1428200003



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 162.5 325 650 975
Feet

Susan Esther

Tract No.:A_ILRP_MI_SC_029

Date: 5/8/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPAHA
345 KV TRANSMISSION LINE

A_ILRP_MI_SC_008_POE_R1
SAM, Inc. Job No. 32359
Page 1 of 5

EXHIBIT 1

TRACT 1

A 9.802 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO SUSAN K. ESTHER TRUST, A REVOCABLE INTER VIVOS TRUST, SUSAN K. ESTHER TRUSTEE, RECORDED IN BOOK 197, PAGE 213 AND BOOK 376, PAGE 59 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND A TRACT OF LAND DESCRIBED AS THE NORTHWEST 1/4 OF SECTION 9, LYING EAST OF DITCHES 1 AND 5 OF THE CRANE CREEK DRAINAGE AND LEVEE DISTRICT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST 1/4, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 89 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 227.60 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 06 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 164.37 FEET TO A POINT FOR CORNER;

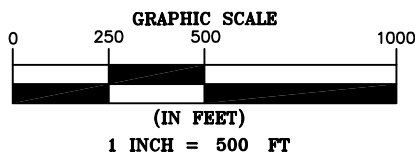
THENCE SOUTH 24 DEGREES 43 MINUTES 00 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 2,135.28 FEET TO A POINT FOR CORNER;

THENCE SOUTH 03 DEGREES 40 MINUTES 26 SECONDS EAST, A DISTANCE OF 711.27 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTHWEST 1/4;

THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.27 FEET TO A POINT FOR CORNER;

THENCE NORTH 03 DEGREES 40 MINUTES 26 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 740.28 FEET TO A POINT FOR CORNER;

THENCE NORTH 24 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 2,106.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 426,963 SQUARE FEET OR 9.802 ACRES OF LAND, MORE OR LESS.



SECTION 4
TOWNSHIP 1S
RANGE 1W



ELIZABETH A. WILHELM TRUST
RUSHVILLE STATE BANK, TRUSTEE
BOOK 376, PAGE 65
D.R.S.C.I.
A_ILRP_MI_SC_011

TRACT II
SUSAN K. ESTHER TRUST,
A REVOCABLE INTER VIVOS TRUST,
SUSAN K. ESTHER TRUSTEE
BOOK 197, PAGE 213
BOOK 376, PAGE 59
D.R.S.C.I.
A_ILRP_MI_SC_008

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°25'06"W	227.60
L2	S89°25'06"E	164.37
L3	S24°43'00"W	2135.28
L4	S03°40'26"E	711.27
L5	S89°43'58"W	150.27
L6	N03°40'26"W	740.28
L7	N24°43'00"E	2106.01

TRACT 1
PROPOSED VARIABLE
WIDTH EASEMENT
9.802 ACRES
(426,963 S.F.)

SECTION 9
TOWNSHIP 1S
RANGE 1W

JAMES B. MILLS, LIFE ESTATE,
HELEN MILLS LIFE ESTATE,
WILLIAM DEVLIN MILLS,
ALICE JO MILLS LIFE ESTATE,
MICHAEL TEEL MILLS,
JAMES REGALL MILLS,
MARK WILLIAM MILLS
PROBATE NO. 71-P-40
JOLYN BARS, MARTIN MILLS BARS
PROBATE NO. 99-P-39
P.R.S.C.I.
A_ILRP_MI_SC_010

TRACT II
SUSAN K. ESTHER TRUST,
A REVOCABLE INTER VIVOS TRUST,
SUSAN K. ESTHER TRUSTEE
BOOK 197, PAGE 213
BOOK 376, PAGE 59
D.R.S.C.I.
A_ILRP_MI_SC_008

SANDY BEND RD.

TRACT V
SUSAN BRUTLAG, DEBBIE DOWNING
AND KATHY ANANE
BOOK 160, PAGE 143
D.R.S.C.I.
A_ILRP_MI_SC_001
A_ILRP_MI_SC_003

LEGEND

D.R.S.C.I.	DEED RECORDS
P.R.S.C.I.	SCHUYLER COUNTY, ILLINOIS PROBATE RECORDS
P.O.B.	SCHUYLER COUNTY, ILLINOIS POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

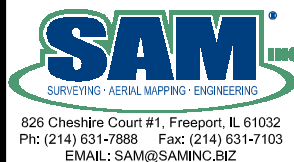
NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

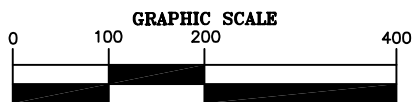
STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/21/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_SC_008
DRAWN BY: LDK



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MERDOSIA TO IPAVA
SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST
SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS
A_ILRP_MI_SC_008_POE_R1.DWG

DETAIL "B"

1 INCH = 200 FT

SECTION 4
TOWNSHIP 1S
RANGE 1W



N

TRACT II
SUSAN K. ESTHER TRUST
A REVOCABLE INTER VIVOS TRUST,
SUSAN K. ESTHER TRUSTEE
BOOK 197, PAGE 213
BOOK 376, PAGE 59
D.R.S.C.I.
A_ILRP_MI_SC_008

AREA OF DEED OVERLAP
AND UNCLEAR TITLE
2.616 ACRES
PROPOSED EASEMENT

SECTION 9
TOWNSHIP 1S
RANGE 1W

JAMES B. MILLS, LIFE ESTATE,
HELEN MILLS LIFE ESTATE,
WILLIAM DEVLIN MILLS,
PROBATE NO. 71-P-40
ALICE JO MILLS LIFE ESTATE,
MICHAEL TEEL MILLS,
JAMES REGALL MILLS,
MARK WILLIAM MILLS
PROBATE NO. 71-P-40
JOLYN BARSİ,
MARTIN MILLS BARSİ
PROBATE NO. 99-P-39
P.R.S.C.I.
A_ILRP_MI_SC_010

LEGEND

D.R.S.C.I.

DEED RECORDS
SCHUYLER COUNTY, ILLINOIS
PROBATE RECORDS
SCHUYLER COUNTY, ILLINOIS
CALCULATED POINT

P.R.S.C.I.



SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

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STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 03 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/21/2014
SCALE: 1" = 200'
TRACT ID: A_ILRP_MI_SC_008
DRAWN BY: LDK



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MERDOSIA TO IPAVA
SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST
SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS
A_ILRP_MI_SC_008_POE_R1.DWG

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPAHA
345 KV TRANSMISSION LINE

A_ILRP_MI_SC_008_POE_R1
SAM, Inc. Job No. 32359
Page 4 of 5

EXHIBIT 1

TRACT 2

A 4.596 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT V IN DEED TO SUSAN K. ESTHER REVOCABLE INTER VIVOS TRUST, SUSAN K. ESTHER, TRUSTEE, RECORDED IN BOOK 197, PAGE 213 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

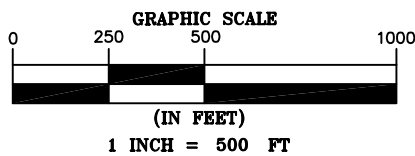
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4;

THENCE SOUTH 01 DEGREES 02 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2,669.06 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4;

THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 75.01 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 02 MINUTES 16 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 2,669.17 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID NORTHEAST 1/4;

THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 75.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 200,183 SQUARE FEET OR 4.596 ACRES OF LAND, MORE OR LESS.



ROBERT F. KLEBE AND
MARY JO KLEBE,
HUSBAND AND WIFE
BOOK 366, PAGE 35
D.R.S.C.I.
A_ILRP_MI_SC_034

L11



JERRY L. WARD AND
JANIE K. WARD
BOOK 129, PAGE 231
D.R.S.C.I.
A_ILRP_MI_SC_033

TRACT 2
P.O.B.

SECTION 21
TOWNSHIP 1N
RANGE 1W

SECTION 22
TOWNSHIP 1N
RANGE 1W

MICHAEL B. POTTER
BOOK 366, PAGE 111
D.R.S.C.I.
A_ILRP_MI_SC_032

LINE TABLE		
NUMBER	BEARING	DISTANCE
L8	S01°02'16"W	2669.06
L9	S89°54'52"W	75.01
L10	N01°02'16"E	2669.17
L11	S89°59'59"E	75.01

TRACT 2
PROPOSED 75'
WIDE EASEMENT
4.596 ACRES
(200,183 S.F.)

BLUFF RD.

SECTION 27
TOWNSHIP 1N
RANGE 1W

SECTION 28
TOWNSHIP 1N
RANGE 1W

TRACT V
SUSAN K. ESTHER
REVOCABLE
INTER VIVOS TRUST,
SUSAN K. ESTHER,
TRUSTEE
BOOK 197, PAGE 213
D.R.S.C.I.
A_ILRP_MI_SC_029

DOROTHY LAMB
BOOK 283, PAGE 35
D.R.S.C.I.
A_ILRP_MI_SC_030

DELLA H. COOPER
IRREVOCABLE TRUST
BOOK 184, PAGE 895
BOOK 169, PAGE 787
D.R.S.C.I.
A_ILRP_MI_SC_026

150'

BOBBY G. HARDWICK, JR.,
JOHN S. HARDWICK,
MICHAEL G. HARDWICK AND
SUE ANN HARDWICK
BOOK 191, PAGE 297
D.R.S.C.I.
A_ILRP_MI_SC_027
A_ILRP_MI_SC_028

DELLA H. COOPER
IRREVOCABLE TRUST
BOOK 184, PAGE 895
BOOK 169, PAGE 787
D.R.S.C.I.
A_ILRP_MI_SC_026

L9



LEGEND

D.R.S.C.I.

P.O.B.



DEED RECORDS
SCHUYLER COUNTY, ILLINOIS
POINT OF BEGINNING
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

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STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 05 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/21/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_SC_008
DRAWN BY: LDK



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST
SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS
A_ILRP_MI_SC_008_POE_R1.DWG